

**Country houses for Sale in Castiglione del Lago (PG)**

**790.000 €**

**Ref: CA559U**



**Size:** 310 sqm

**Rooms:** 10,5

**Bedrooms:** 4

**Bathrooms:** 5

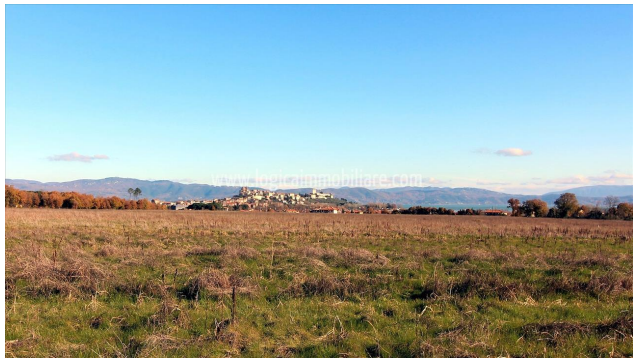
**Swimming pool:**

privata

**Energy class:** NA

Stone and brick farmhouse with garden and swimming pool for sale near Castiglione del Lago, Perugia. Located on the shores of Lake Trasimeno, the old farmhouse under renovation dates back to the early twentieth century and covers a total area of 310 sqm. Splendid cypresses frame the entrance to the property which is spread over two levels connected both by an external staircase and by an important internal travertine staircase. This consists of a large living room with large fireplace, open space kitchen, dining room, study, external porch overlooking the lake, 4 bedrooms, 5 bathrooms and covered loggia. The farmhouse is surrounded by about 3500 square meters (0.86 acres) of garden in which there will be an elegant private swimming pool of 10 x 5 m with two further annexes of 25 square meters each: a structure used as a garage characterized by three wooden trusses. Original and an ancient cylindrical granary. The top floor of the latter will have a panoramic terrace overlooking the splendid Rocca di Castiglione del Lago and the surrounding countryside. The renovation project requires the property to have the typical Umbrian-Tuscan style finishes, such as the wonderful exposed wooden beams, the stone fireplace, the stone and brick facade, the arches, the travertine staircase. clear and vaulted ceilings. The attention to the choice of materials makes the property unique even if it has not yet been completed. There will also be a perimeter sidewalk in terracotta with ground light points that will illuminate the structure to highlight the architectural elements. Thanks to the excellent connections to the main services and thanks to the strategic position for visiting the small medieval villages, as well as the important cities of art, it is excellent both as a first or second home, and for being introduced to tourist circuits. Siena is about 80 km away, Perugia 47 km, Florence 120 km, Rome Fiumicino airport 210 km.













**LOGICA IMMOBILIARE S.R.L.**

**Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)**

**P.IVA: 01257190528**

**Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: [info@logicaimmobiliare.com](mailto:info@logicaimmobiliare.com)**